



# Wellesley

MASSACHUSETTS

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**Town of Wellesley**  
**Wetlands Protection Committee (WPC)**  
**Meeting Minutes**  
**January 7th, 2021**

**Meeting Location:**  
Online Meeting

Approved 1/28/2021

**Members Present:** Richard Howell, Chair; Peter Jones, Vice Chair; John Adams, Secretary; Jim McLaren; Toby Stover; Ellie McLane, Associate Member

**Members Not Present:**

**Staff Present:** Julie Meyer, Wetlands Administrator (WA)

**Guests:** Diane Simonelli, Marc Charney, Stanley Brooks, David Silverstein, Paul McManus, Alan Aukeman, Tom Ryder, Karon Skinner Catrone, Richard Lee, Robert Gemma, Adrian Nial, Michael Quinn, Denny Nackoney, Dean Behrend, Verne Porter, Lori Macdonald, Drew Shelby, Chris Spagnolo, David Himmelburger, Paul Ballou, Mark Balk, Emma Xue

## **6:45 pm - Official Start**

### **6:45 pm Administrative Business (Admin)**

1. Only the raw draft of the minutes for the meeting on 12/17/2020 have been posted. The board agrees to wait for next meeting to vote on them.

### **6:50 pm Active Matters (Admin)**

1. **27 College Rd** – Wetland Administrator approved the removal of a tree in the Buffer Zone of Morses Pond.

## **7:00 pm Public Meeting Open (Chair)**

**Public Voice** (Chair)

Richard Howell read ground rules for the call. No one was present for Public Voice.

## **7:15 pm Public Hearings and Meetings (Committee)**

0. Pete Jones made a motion to delegate signatures of the Wetland Protection Committee (WPC) to the WA for this meeting. Jim McLaren seconded the motion and it was approved by a 5-0 vote.
  
1. **6 Wilson St** (cont. NOI) - MA-DEP #324-0959 - Applicant: M. Charney; raze and rebuild in 200-ft Riverfront Area.  
**People Present:** Diane Simonelli, Marc Charney, Stanley Brooks  
**New Information:** The new mitigation plan with expanded planting area and stepping stone walkway was presented.  
**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. Toby Stover seconded the motion and it passed by a 5-0 vote.  
**Action Items:** WA to issue OOC with conditions:
  - No further development in perpetuity
  - Monitoring report for 2 growing seasons
  
2. **21 Greylock Rd** (cont. NOI) - MA-DEP #324-0960 - Applicant: D. Silverstein; Curran, Jeanne E, Trustee of Curran Realty Trust; raze and rebuild a home, remove trees in 100-ft BZ, move town drainage easement.  
**People Present:** Diane Simonelli, David Silverstein, Paul McManus, Alan Aukeman, Tom Ryder  
**New Information:** The filing went to the Planning Board's Large House Review and was approved with the request of adjusting grading in efforts to save some trees from removal. Additional trees will be planted outside of the Resource Areas as well.  
**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. John Adams seconded the motion and it passed by a 5-0 vote. The waiver fee will not be waived.  
**Action Items:** WA to issue OOC with condition:
  - Dewatering including DPW in the 25-foot NDZ
  
3. **26 Pickerel Rd** (cont NOI) – MA-DEP # 324-0962 Applicant: R. Milkin; construct deck in 25-ft NDZ over lawn.  
**People Present:** Karon Skinner Catrone  
**New Information:**  
**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. John Adams seconded the motion and it passed by a 5-0 vote.  
**Action Items:** WA to issue OOC
  
4. **16 Paine St** (cont NOI) – MA-DEP #324-0961 - Applicant: R. Lee; mitigate for tree removal, encroach in 25-ft NDZ.  
**People Present:** Richard Lee  
**New Information:**  
**Decision:** Jim McLaren made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. Toby Stover seconded the motion and it passed by a 5-0 vote.  
**Action Items:** WA to issue OOC

5. **31-35-37 Carisbrooke Rd** (*cont* NOI) - MA-DEP #324-0963 - Applicant: M. Balk; redevelopment of 3 properties with 2 single-family homes; 200-foot Riverfront Area and 100-foot Buffer Zone.

**People Present:** Robert Gemma, Adrian Nial, Mark Balk

**New Information:**

**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. Jim McLaren seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue OOC

6. **15 Mayo Rd** (*cont* NOI) - MA-DEP #324-0953 - Applicant: J. Derenzo; raze and rebuild in 100-ft Buffer Zone and Vernal Pool Habitat.

**People Present:** Diane Simonelli

**New Information:**

**Decision:** Continued

**Action Items:** Applicant to submit plan with larger scale and updated information on restoration area.

7. **15 The Waterway** (New NOI) - MA-DEP #324-09yz - Applicant: M. Quinn; construction of a new single-family home within Riverfront Area and Buffer Zone.

**People Present:** Michael Quinn

**New Information:** N/A

**Decision:** Continued

**Action Items:** Move to 1-28-2021 hearing

8. **Centennial Reservation Trail** (New RDA) - Applicant: D. Nackoney; bog bridge in BVW.

**People Present:** Denny Nackoney

**New Information:** This request is coming from the NRC Trails Committee. This Eagle Scout project proposes a bog bridge to be installed within Centennial Reservation Trail. The design of the bridge was presented; all of the preparation will be done off-site.

**Decision:** Pete Jones made a motion for a negative determination of the RDA. Jim McLaren seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue negative RDA

9. **Boulder Brook Reservation Trail** (New RDA) - Applicant: D. Nackoney; bog bridges in Riverfront Area and BVW.

**People Present:** Denny Nackoney

**New Information:** This request is coming from the NRC Trails Committee. This Eagle Scout project proposes 2 bog bridges to be installed within Boulder Brook Reservation Trail. The design of the bridges was presented; all of the preparation will be done off-site.

**Decision:** Toby Stover made a motion for a negative determination of the RDA. Pete Jones seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue negative RDA

10. **36 Oakridge Rd** (New NOI) - MA-DEP #324-09XY - Applicant: D. Behrend; raze/rebuild in 100-foot Buffer Zone.

**People Present:** Paul McManus, Dean Behrend, Verne Porter

**New Information:** Project plans were presented.

**Discussion:** Questions arose regarding fill within the 25-foot No Disturbance Zone. The WA asked if work in the 25-foot NDZ was required for the project. The house is as far forward as allowed by Zoning. The waiver request submitted was an old form.

**Decision:** Continued

**Action Items:**

- Applicant to resubmit waiver request using the updated form.
- WA to draft OOC and submit Letter of Potential Enforcement to abutting property.

11. 66 Walnut St (New AOOC) - MA-DEP #324-0886 - Applicant: D. Shelby; change means of construction methods from vacuum excavation to using a long-reach excavator; within Charles River.

**People Present:** Lori Macdonald, Drew Shelby

**New Information:** Amended plans were presented. The area is already prepared for the required machinery to perform this installation.

**Discussion:** A question regarding the dates of installation and migration dated was posed. The applicant responded with the historic flow rate and conversations which they have had with USFWS

**Decision:** Pete Jones made a motion to close the hearing and approve the project under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. Jim McLaren seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue an AOOC.

12. 66 Woodside Ave (New COC) - MA-DEP #324-0812 - Applicant: C. Carpenter; compliance in Buffer Zone.

**People Present:** Paul McManus

**New Information:**

**Decision:** : Pete Jones made a motion to close the hearing and approve the Certificate of Compliance (COC) under both the Wetlands Protection Act and the Wellesley Wetlands Protection Bylaw. Jim McLaren seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue COC after applicant has verified dumped material from adjoining Town Land has been removed.

13. 40 Park Ave (New RDA) - Applicant: D. Silverstein; minor landscape changes in Riverfront Area.

**People Present:** David Silverstein, Diane Simonelli

**New Information:** Plans were presented. The existing driveway will be removed alongside of house and replaced with a stepping stone walkway that starts at the street and wraps around the house. Regrading to match the current slope by the retaining wall would occur. The trees proposed for removal will be located outside of the Resource Area. Debate arose on whether this project qualified for an RDA or if it needed to be an NOI.

**Decision:** Pete Jones made a motion for a negative determination of the RDA. Jim McLaren seconded the motion and it passed by a 5-0 vote.

**Action Items:** WA to issue negative RDA

+ *Any urgent items not reasonably anticipated prior to 48 hours of meeting (none).*

**12 Falmouth Rd is continued at the request  
of the applicant to 1/28/2021.**

**9:40 pm Adjournment (Chairman):**

Pete Jones made a motion to adjourn the meeting. John Adams seconded the motion. The motion was approved by a 5-0 vote.